

Government of National Capital Territory of Delhi

MURLI MANOHAR THAKUR JI CHARO DHAM TRUST MURLI MANOHAR THAKUR JI CHARO DHAM TRUST MURLI MANOHAR THAKUR JI CHARO DHAM TRUST MURLI MANOHAR THAKUR JI CHARO DHAM TRUST MURLI MANOHAR THAKUR

Certificate No.	: IN-DL89472669062208X
Certificate Issued Date	: 23-May-2025 07:07 PM
Account Reference	: IMPACC (IV)/ dl746903/ DELHI/ DL-SAD
Unique Doc. Reference	: SUBIN-DL74690317656607383472X
Purchased by	: MURLI MANOHAR THAKUR JI CHARO DHAM TRUST
Description of Document	: Article 35(i) Lease- Rent deed less than 1 year
Property Description	: H-11/3, G/F, ALI VIHAR, SARITA VIHAR, BADARPUR, POLE NO. 383, NEW DELHI-110044
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ARVIND KUMAR JHA
Second Party	: MURLI MANOHAR THAKUR JI CHARO DHAM TRUST
Stamp Duty Paid By	: MURLI MANOHAR THAKUR JI CHARO DHAM TRUST
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Aminul Kemas



For Murlī Manohar Thakur Ji Charo Dhan Trust
आरती देवी सा
Authorised Signatory

For Murli Manohar Thakur Ji Charo Dhan Trust
22/2/2024
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LEASE-RENT DEED

This Lease-Rent Deed executed at Delhi on this 23rd day of May 2025 between:- **MR. ARVIND KUMAR JHA S/O MR. RADHE SHYAM JHA R/O H.NO. H-11/3, ALI VIHAR, SARITA VIHAR, BADARPUR, NEW DELHI-110044** (hereinafter called the first Party /Landlord which expression of the first party call mean and includes their, heirs, successors and assigns)

-AND-

MURLI MANOHAR THAKUR JI CHARO DHAM TRUST having its Regd. Office at **GALIMPUR, BHURKURWA, RAJEPUR, CHAMPARAN, BIHAR-845401** (Hereinafter called the second party/Tenant which expression of the second party shall mean and include their heirs, successors and assigns)

AND WHEREAS the said First Party/Landlord is the owner/legal occupant and in possession of property Bearing No. **H-11/3, G/F, ALI VIHAR, SARITA VIHAR, BADARPUR, POLE NO. 383, NEW DELHI-110044.**

AND WHEREAS the said First Party my/Landlord has given to the tenant/ second party in the above said premises along with all fittings & fixtures and connections in perfect good and working condition for the period for **Eleven Months** w.e.f. **01/05/2025** to **31/03/2026**, subject to all the terms and conditions of the rent agreement is under:-

NOW THIS DEED WITNESSETH AS UNDER:-

1. That the first party has delivered as vacant possession of the said property to the said second party.
2. That the lessee will use the premises for **Commercial Purpose Only**.
3. That the second party/shall not make any alteration in the said property without written consent of the landlord/first party.
4. That the tenant shall pay the rent to the said first party/landlord for the said premises of Rent for Rupees **8,000/- (Rupees Eight Thousand Only)** through cash/online transfer per months, the rent shall be payable in advance on or before the 10th day of each English Calendar months.
5. That the landlord has received Rs. **NIL/-** deposit from the tenant as a security for the above said premises, that shall be refunded on the vacation of the demised premises and no interest shall be payable on the above said security

LANDLORD/FIRST PARTY

Arvind Kumar Jha



TENANT/SECOND PARTY

For Murl Manohar Thakur Ji Charo Dhan Trust
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Authorised Signatory
For Murl Manohar Thakur Ji Charo Dhan Trust
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Authorised Signatory

6. That the second party/tenant shall not sublet assign or part with the possession of the whole or part of the said property.
7. That the day to day minor repairs if any will be carried out by the tenant himself at his/her own cost and he/she shall not be entitled to any reimbursement.
8. That if tenant desires to terminate the tenancy before the expiry of stipulated period, he/she shall give one month prior notice in writing, if the first party desires to terminate the tenancy before the expiry of stipulated period he/she shall give notice before one month in writing.
9. That the second party shall not carry out or caused to be carried out any changes any additions, alterations in the said premises without the prior written consent of the first party.
10. That the tenant at the expiry of the said terms of tenancy or sooner determination of the tenancy he/she shall surrender the vacant possession of the premises of said property to the landlord/ first party in original conditions, subject of the normal wear and tear.
11. That the rent will be increased 10% after Eleven Months.
12. That Electricity & Water/Sewer and society's maintenance charges will be payable by second party to the first party /directly to the concerned department as per their consumption and the receipts/ photocopy of bills paid by the second party shall be handed over to first party after the payment of the bills.
13. That if any damage is caused due to any bank loan the second party/tenant shall be responsible and shall have to reimburse the damages to the aggrieved party.
14. That second party shall comply with all the rules regulations and by laws to local authority whatsoever with regard to the said premises.
15. That the second party will not do any illegal/unlawful activities in the tenanted premises.
16. That second party shall replace the fittings and fixtures that may be damaged or lost during the tenancy/lease period.
17. That the second party /Tenant is fully satisfied with all the fittings and fixtures and accessories which is installed/fitted by the first party/owner in the said premises and second party Tenant shall be responsible for the day to day repairs and maintenance such as white wash or any other patchy repairs in the premises at his/her own costs and expenses

LANDLORD/FIRST PARTY

Avinash Kumar Jhe



For Murli Manohar Thakur Ji Charo Dhan Trust

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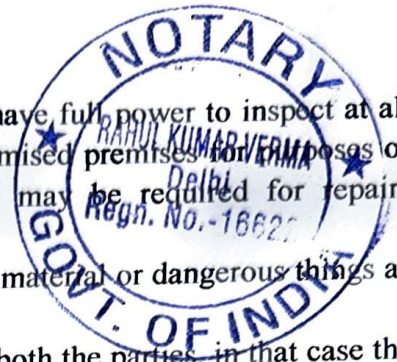
TENANT/SECOND PARTY

Authorised Signatory

For Murli Manohar Thakur Ji Charo Dhan Trust

22/04/2022
Authorised Signatory

18. That the first party or his/her nominees/ agent shall have full power to inspect at all reasonable hours and times to enter upon the said demised premises for purposes of inspections and for doing such work or things as may be required for repairs improvements, alternations etc. of the said premises.
19. That the second party shall not store any combustible material or dangerous things as may hamper the safety of the said rented property.
20. That in case of any dispute that may arise in between both the parties, in that case the dispute shall be referred in jurisdiction of Delhi Courts only.



IN WITNESS WHEREOF:- the parties have set their hands to this Agreement at Delhi on 23rd day of May 2025, in the in the presence of the following witnesses:

Anand Kumar Jha

LANDLORD/FIRST PARTY

For Murli Manohar Thakur Ji Charo Dhan Trust

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Authorised Signatory

TENANT/SECOND PARTY

WITNESSES: -

Signature *Manish*

Name *Manish Maurya*

S/o, D/o, W/o *Mr Rajender Pr.*

Full Address *H.No-298, Subhash*

Nagar, Amar Nagar Faridabad, HR-121003

Ad- 2608 4569 3964

Signature _____

Name *Sumit Thakur*

S/o, D/o, W/o *H.No 423/2 SI*

Full Address *H.No-423/2 Shiv*

Colony pallo no.1 Gali no. 9 FBD

Faridabad 121003



ATTESTED

For Murli Manohar Thakur Ji Charo Dhan Trust

Attestation

Authorised Signatory

NOTARY PUBLIC
DELHI (INDIA)

23 MAY 2025